

**PUBLIC NOTICE  
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
CITY OF SAN JOSÉ, CALIFORNIA**

**PDC 02-063**, Planned Development Rezoning from A (PD) Planned Development to A (PD) Planned Development to allow the addition of lighting on an existing football field, to allow a maximum of 15 evening events per year (including football games), to remove the requirement to construct fencing around the plant preservation areas on the campus site, and to modify the requirement pertaining to the school's trip reduction program, on an approximately 53-acre school campus located on the easterly terminus of Skyway Drive, approximately 1,000 feet easterly of the intersection of Monterey Highway and Skyway Drive (100 Skyway Drive). (Valley Christian Schools and South Valley Christian Church, Owners/Developers). Council District: 2

California State Law requires the City of San José to conduct environmental review for all pending projects that require a public hearing. Environmental review examines the nature and extent of any potentially significant adverse effects on the environment that could occur if a project is approved and implemented. The Director of Planning, Building & Code Enforcement would require the preparation of an Environmental Impact Report if the review concluded that the proposed project could have a significant unavoidable effect on the environment. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present. The project location **does not** contain a listed toxic site.

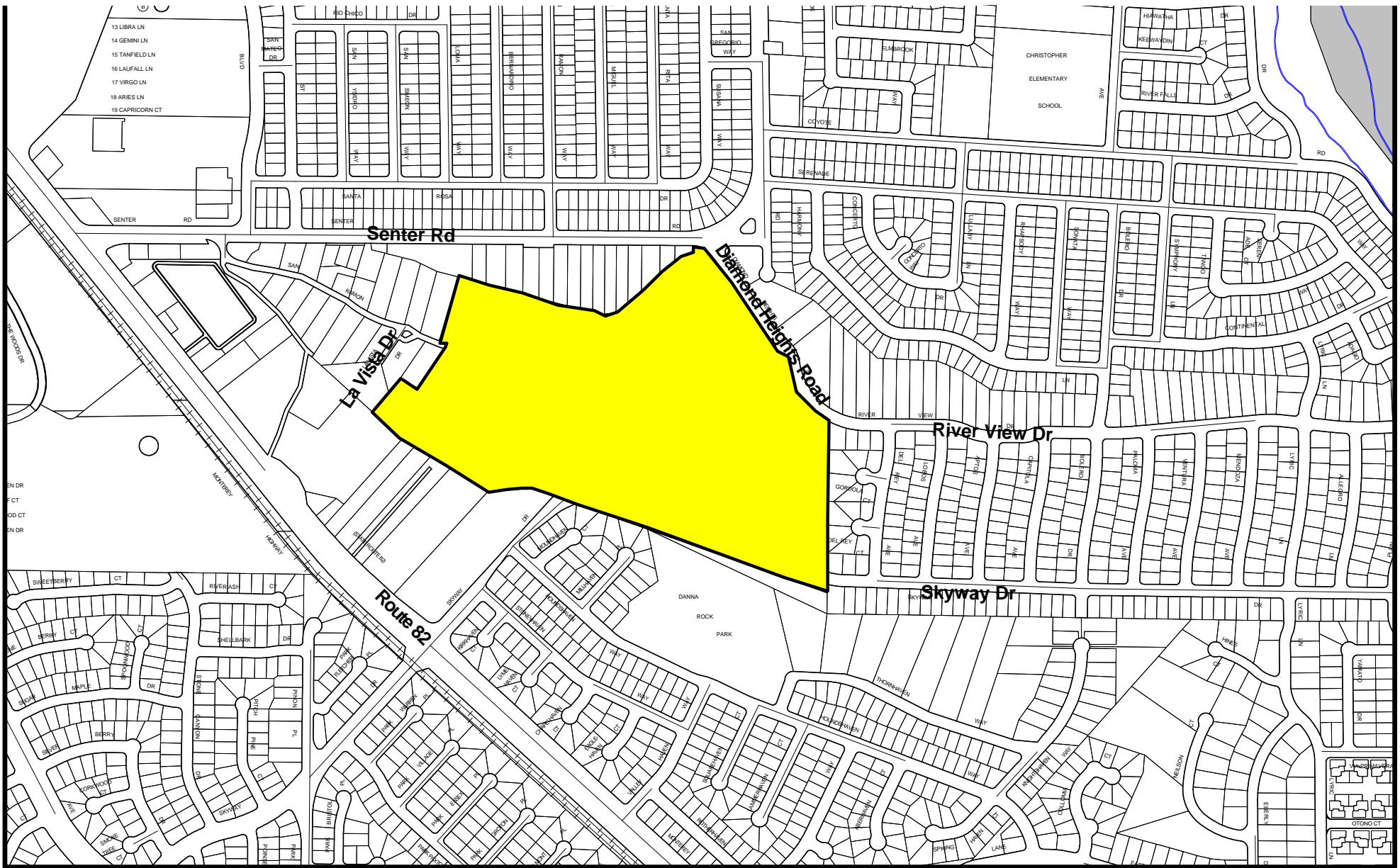
Based on an initial study, the Director has concluded that the project described above will not have a significant effect on the environment. We have sent this notice to all owners and occupants of property within 1,000 feet of the proposed project to inform them of the Director's intent to adopt a Mitigated Negative Declaration for the proposed project on **October 3, 2004**, and to provide an opportunity for public comments on the draft Mitigated Negative Declaration. The public review period for this draft Mitigated Negative Declaration begins on **September 13, 2004** and ends on **October 3, 2004**.

A public hearing on the project described above is tentatively scheduled for October 13, 2004 at **6:00 p.m.** in the City of San Jose Council Chambers, 801 N. First Street, San Jose, CA 95110. The draft Mitigated Negative Declaration, initial study, and reference documents are available for review under the above file number from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San Jose Department of Planning, Building & Code Enforcement, City Hall, 801 N. First Street, Room 400, San Jose, CA 95110. The documents are also available at the Dr. Martin Luther King, Jr. Main Library, 150 E. San Fernando St, San José, CA 95112, and the Seventrees Branch Library, 3597 Cas Drive, San José, CA 95111 San Jose, and online at <http://www.ci.san-jose.ca.us/planning/sjplan/eir/mnd2004.htm> Adoption of a Negative Declaration does not constitute approval of the proposed project. The decision to approve or deny the project described above will be made separately as required by City Ordinance. For additional information, please call **Jeff Roche** at (408) 277-4576.

Stephen M. Haase, AICP  
Director, Planning, Building and Code Enforcement

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Deputy



Scale: 1"=680'



**File No: PDC02-063**

**District: 2**

**Quad No: 115**

**DRAFT  
MITIGATED NEGATIVE DECLARATION**

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

**NAME OF PROJECT:** Valley Christian School Stadium Lighting

**PROJECT FILE NUMBER:** PDC 02-063

**PROJECT DESCRIPTION:** Planned Development Rezoning from A (PD) Planned Development to A (PD) Planned Development to allow the addition of lighting on an existing football field, to allow a maximum of 15 evening events per year (including football games), to remove the requirement to construct fencing around the plant preservation areas on the campus site, and to modify the requirement pertaining to the school's trip reduction program, on an approximately 53-acre school campus.

**PROJECT LOCATION & ASSESSORS PARCEL NO.:** Easterly terminus of Skyway Drive, approximately 1,000 feet easterly of the intersection of Monterey Highway and Skyway Drive; 684-05-004, 005, 010, 012, 014, 015, and 016.

**COUNCIL DISTRICT:** 2

**NAME OF APPLICANT:** Valley Christian Schools and South Valley Christian Church

**MAILING ADDRESS AND PHONE NO. OF APPLICANT CONTACT PERSON:**

**Attn: Claude Fletcher, Chancellor**  
**Valley Christian Schools**  
**100 Skyway Drive**  
**San Jose, CA 95111**

**MAILING ADDRESS AND PHONE NO. OF APPLICANT CONTACT PERSON:**

**Attn: Michael Nauman, Secretary**  
**590 Shawnee Lane**  
**San Jose, CA 95123**

**FINDING**

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

## **MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL**

### **1. Light/Glare**

The light racks and fixtures will be painted a non-reflective color.

A maximum of 15 evening events per year will be held on the football field. The lights will be turned off by 10:00 p.m. for all evening events.

### **2. Air Quality**

The following construction practices shall be implemented during all phases of construction for the proposed project.

Water all active construction areas at least twice daily or as often as needed to control dust emissions.

Cover all trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.

Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

Sweep daily or as often as needed with water sweepers all paved access roads, parking areas and staging areas at construction sites to control dust.

Sweep public streets daily, or as often as needed, with water sweepers, to keep streets free of visible soil material.

Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) sufficient to prevent visible airborne dust.

Limit traffic speeds on unpaved roads to 15 mph.

Install sandbags or other erosion control measures to prevent silt runoff to public roadways.  
Replant vegetation in disturbed areas as quickly as possible.

### **3. Hazards and Hazardous Materials**

During construction, the following measures shall be incorporated to mitigate any possible significant hazards from asbestos.

The surface of the active cut and fill areas shall be thoroughly watered during the day to reduce dust when these areas are not covered or stabilized.

At the end of each work day, all exposed serpentine material in the cut and fill areas shall be stabilized as necessary.

### **4. Hydrology and Water Quality**

The project will implement the following best management practices (BMP's) during construction to limit runoff contaminants from entering the storm water.

Provide temporary cover of all disturbed surfaces to help control erosion during construction.

Provide permanent cover as soon as practical to stabilize the disturbed surfaces after construction has been completed.

Gravel will be placed over the church building pad site.

## **PUBLIC REVIEW PERIOD**

Before 5:00 p.m. on **October 3, 2004**, any person may:

- (1) Review the Draft Mitigated Negative Declaration (MND) as an informational document only; or
- (2) Submit written comments regarding the information, analysis, and mitigation measures in the Draft MND. Before the MND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND; or
- (3) File a formal written protest of the determination that the project would not have a significant effect on the environment. This formal protest must be filed in the Department of Planning, Building and Code Enforcement, 801 North First Street, San Jose, Room 400 and include a \$100 filing fee. The written protest should make a "fair argument" based on substantial evidence that the project will have one or more significant effects on the environment. If a valid written protest is filed with the Director of Planning, Building & Code Enforcement within the noticed public review period, the Director may (1) adopt the Mitigated Negative Declaration and set a noticed public hearing on the protest before the Planning Commission, (2) require the project applicant to prepare an environmental impact report and refund the filing fee to the protestant, or (3) require the Draft MND to be revised and undergo additional noticed public review, and refund the filing fee to the protestant.

Stephen M. Haase, AICP  
Director, Planning, Building and Code Enforcement

Circulated on: September 13, 2004

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Deputy

Adopted on: \_\_\_\_\_

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